

☐ Individual appearing without attorney  
☒ Attorney for: Trustee, RICHARD A. MARSHACK

CASE NO.: 8:18-bk-13638-ES  
CHAPTER: 7

Debtor(s).

**Location:** United States Bankruptcy Court, 411 W. Fourth St., Courtroom 5A, Santa Ana, CA 92701

**Last date to file objections: 12/05/2019**

Fee simple title to those certain parcels of land located in the City of Long Beach, County of Los Angeles, State of California (the "Land"): (a) consisting of approximately 18.73 acres; (b) commonly known by the street address of 5450 North Paramount Blvd., Long Beach, CA 90805, on which is situated a mobile home park with approximately 182 spaces; and (c) identified by Assessor's Parcel Number 7157-006-008.

**Proposed sale price: \$ 15,000,000.00**

**Overbid procedure (if any):** Overbids received by no later than 5:00 p.m. (PST), on December 12, 2019; Qualified Bids must be in an amount of at least \$15,400,000.00; Qualified Bids must be accompanied by a deposit in the amount of 2.5% of the Minimum Overbid; Each subsequent bid shall be in increments of no less than \$50,000.00.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

Date: December 19, 2019

Time: 10:30 a.m.

Ctrm: 5A

Location: United States Bankruptcy Court, 411 West Fourth Street, Santa Ana, CA 92701-4593

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

D. EDWARD HAYS, #162507

ehays@marshackhays.com

KRISTINE A. THAGARD, #94401

kthagard@marshackhays.com

DAVID A. WOOD, #272406

dwood@marshackhays.com

MARSHACK HAYS LLP

870 Roosevelt

Irvine, California 92620

Telephone: (949) 333-7777

Facsimile: (949) 333-7778

Date: 11/27/2019

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
870 Roosevelt, Irvine, CA 92620

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **November 27, 2019**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On **November 27, 2019**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **November 27, 2019**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

<b><u>Via Personal Delivery</u></b> PRESIDING JUDGE'S COPY Bankruptcy Judge Erithe A. Smith. United States Bankruptcy Court, Central District of California Ronald Reagan Federal Building and Courthouse 411 West Fourth Street, Suite 5-097 Santa Ana, CA 92701-4593	<b><u>Attorneys for Plaintiffs/Tenants: via E-mail</u></b> Aram Ordubegian – aram.ordubegian@arentfox.com Gary D. Fields – gary@fieldslawcorp.com Brian Kabateck – bsk@kbklawyers.com
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☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

November 27, 2019  
Date

Chanel Mendoza  
Printed Name

/s/ Chanel Mendoza  
Signature

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Continued.

- Howard Camhi hcamhi@ecjlaw.com, tcastelli@ecjlaw.com;amatsuoka@ecjlaw.com
- Gary Fields meagan@fieldslawcorp.com, anna@fielslawcorp.com
- Ben G Gage bgage@cookseylaw.com, sith@ecf.courtdrive.com
- D Edward Hays ehays@marshackhays.com, 8649808420@filings.docketbird.com
- Jeffrey S Kaufman JSKaufman@wolfewyman.com, hlforeman@wolfewyman.com,kabeall@wolfewyman.com
- Paul J Laurin plaurin@btlaw.com, slmoore@btlaw.com;jboustani@btlaw.com
- Tinho Mang tmang@marshackhays.com, 8444806420@filings.docketbird.com
- Richard A Marshack (TR) pkraus@marshackhays.com, rmarshack@iq7technology.com
- Kristine A Thagard kthagard@marshackhays.com, 8649808420@filings.docketbird.com
- Jeffrey G Thomas jgthomas128@gmail.com, usoldit@hotmail.com
- United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov
- David Wood dwood@marshackhays.com, 8649808420@filings.docketbird.com

**2. SERVED BY UNITED STATES MAIL:** continued:

<b><u>DEBTOR / MAIL REDIRECT TO TRUSTEE</u></b> FRIENDLY VILLAGE MHP ASSOCIATES LP 320 NORTH PARK VISTA STREET ATTENTION : OFFICE ANAHEIM, CA 92806-3722		
<b><u>PROSPECTIVE PURCHASER</u></b> JERRY WISE BRAD MANAGEMENT 12100 OLYMPIC BLVD, #350 LOS ANGELES, CA 90064	<b><u>PROSPECTIVE PURCHASER</u></b> FARID YAGHOUBTIL DOWNTOWN LAW GROUP 601 N VERMONT AVENUE LOS ANGELES, CA 90004	<b><u>PROSPECTIVE PURCHASER</u></b> FARID YAGHOUBTIL 3460 WILSHIRE BLVD, SUITE #950 LOS ANGELES, CA 90010
<b><u>PROSPECTIVE PURCHASER</u></b> SEAN RAWSON WATERFORD 130 NEWPORT CENTER DRIVE, SUITE 230 NEWPORT BEACH, CA 92660	<b><u>PROSPECTIVE PURCHASER</u></b> ALEX BENEDICT LAW ALB 17151 NEWHOPE STREET, SUITE 210 FOUNTAIN VALLEY, CA 92708	<b><u>PROSPECTIVE PURCHASER</u></b> MAURICE PRIEST LAW OFFICE OF MAURICE A. PRIEST 7420 GREENHAVEN DRIVE, SUITE 125 SACRAMENTO, CA 95831